19786 Hwy 105 W, Montgomery TX 77356

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#### **PROPERTY HIGHLIGHTS**

#### **PROPERTY SUMMARY:**

Occupancy - 100%

Cap Rate - 7.57%

Total GLA - 27,075 SF

Land Area - 2.25 AC

Year Built - 2005

Price - Call Broker

#### **PROPERTY FEATURES:**

- Excellent Frontage on Highway 105 West
- New LED Parking Lot & Walkway Lighting
- Well Maintained All Concrete Parking Lot
- Shopping Center in Path of Growth
- Eight New Residential Subdivisions Totaling 1,130 Single-Family Lots
- 4.0% Annual Popiulation Growth 2022-2027

#### **MARKET SUMMARY:**



2024 Population (5 miles radius)



2024 Avg. Income (5 miles radius)



22,687

2023 Total Employees



25.6K VPD

#### **AREA TRAFFIC GENERATORS:**























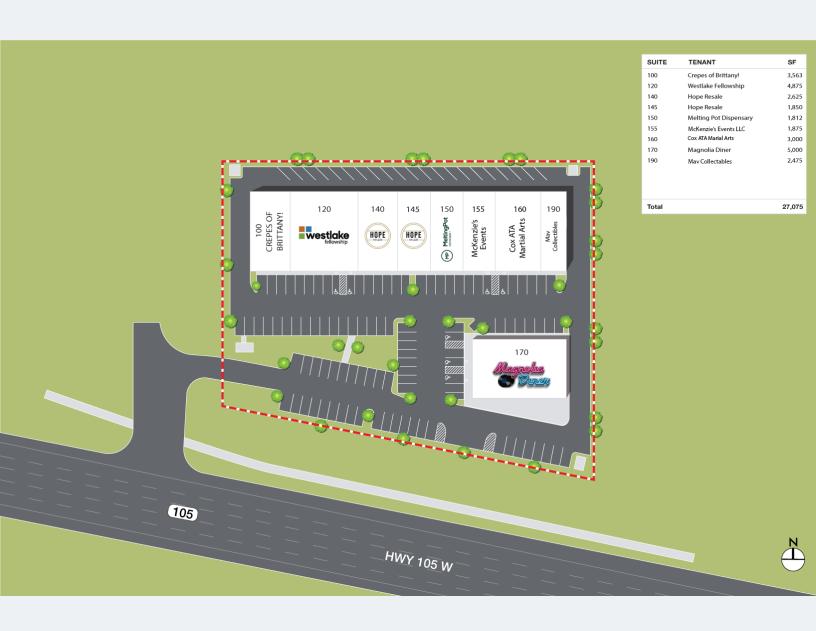
Dimitri Jordan, CCIM Vice President 713-405-7483 dimitri.jordan@partnersrealestate.com Schedule a Meeting

1360 Post Oak Blvd, Suite 1900 / Houston, TX 77027 713.629.0500 / partnersrealestate.com **BROKERAGE SERVICES** 



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## THE COLONNADE ON

19786 HWY 105 W **MONTGOMERY, TX 77356** 

27,075 SF

TOTAL RENTABLE SF

**2.25 ACRES** 

LAND SIZE

1

NUMBER OF STORIES

NUMBER OF BUILDINGS

C

**BUILDING CLASS** 

#### **MULTI TENANT**

**TENANCY** 

2005

YEAR BUILT/RENO

5.29/1,000

PARKING SPACES

4.20%

SUBMARKET VACANCY

**REINFORCED CONCRETE** 

CONSTRUCTION



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